



MAYOR AND COUNCIL AGENDA

NO. 15

DEPT.: Community Planning and Development Services
STAFF CONTACT: Deane Mellander, Planner III

DATE PREPARED: 9/15/05
FOR MEETING OF: 9/26/05

SUBJECT: Adoption of resolution to approve Preliminary Development Plan Amendment PDP2003-0005B: Rockville Cultural Arts Building, consisting of a 5-story building containing 9,310 square feet of ground-floor retail, 23,100 square feet of incubator office space, 24,900 square feet of artist and studio space, 6,000 square feet of rooftop activity area, and 7,490 square feet of common area/loading dock/mechanical space for a total of 70,800 gross square feet. Block 3A, Rockville Town Square project.

RECOMMENDATION: Staff recommends that the resolution be introduced and adopted at the meeting of September 26, 2005.

DISCUSSION: The proposed Cultural Arts building is the final piece in the development of the Rockville Town Square project. A public hearing on the proposed amendment to the PDP was held by the Mayor and Council on September 19, 2005. Following the close of the hearing, the Mayor and Council directed staff to draft an ordinance for adoption at the meeting on September 26, 2005. Following approval of the PDP amendment, the Mayor and Council may then proceed to act on the Use Permit for the Cultural Arts facility.

The proposed building will consist of five stories, and contain a mix of uses. The first floor will contain 8,193 square feet of retail space plus 1,117 square feet for the Rockville Arts Place. The second and third floors will be devoted to artists' studios and related activities, with a total gross floor area of 27,000 square feet. The fourth and fifth floors will be devoted to Montgomery County incubator office space use, with a total of 25,200 gross square feet. In addition, the roof area has been designed to accommodate social event activities. This includes restrooms and a small catering kitchen. This area totals about 6,000 square feet. The total area of the building, including the loading dock and other common spaces, is 70,800 gross square feet.

The building will occupy the remaining vacant area of Block 3A of the Town Square project. The new public library, currently under construction, occupies the balance of the block. The new building will share a party wall with the library on its east side. The primary entry to the upper floors will be via a doorway facing onto Newmarket Street. The retail areas will be laid out by the tenants, but there is expected to be a prime entry facing out onto the public plaza. There is a loading dock exiting onto Beall Avenue, next to the loading dock for the library.

The approved PDP for the Town Square project limits the proposed Cultural Arts building to 25,900 square feet, with a potential to expand by another 13,000 square feet, for a possible total of 38,900 square feet. Since that time the program for the building has expanded with the inclusion of the County-sponsored incubator office space. With the addition of 10,000 square feet of retail space in

Block 5 (by separate use permit amendment), the proposed 9,310 square feet of ground floor retail in the Cultural Arts building will exceed the 184,563 square feet of total retail approved in the PDP by 2,103 square feet. Thus, the applicant requests that the PDP be amended to increase the square footage allowed for the cultural arts facility (minus the retail) from 38,900 square feet to 62,000 square feet, and increase the allowed retail area from 184,563 square feet to 192,000 square feet.

There is expected to be a minor increase in new trips, based on the increases proposed in the amendment. The added 25,200 square feet of incubator office could generate 52 new P.M. peak trips, while the added 2,103 square feet of retail could generate an additional 5 P.M. peak trips, for a total of 57 new trips. The original PDP approved up to 777 dwellings. Currently, no more than 648 units could be built under the existing approvals. This means that the number of residential trips is effectively reduced by about 44 trips in the P.M. peak. The net increase would be about 13 new trips. This is a very small increase compared to the 906 P.M. trips assigned to the Town Square project by the Town Center Traffic Study. These added trips would be distributed throughout the town center area.

Based on the Walker parking analysis for the Town Center, staff finds that there should be sufficient parking to accommodate the additional uses. This analysis is contained in the attached staff report to the Planning Commission.

The proposed building does not directly confront any existing or proposed buildings on the north side of Beall Avenue. The KSI project, which has received PDP approval but no Use Permit approval, is to the west. Staff does not believe there will be any shadow impact from the proposed Cultural Arts building on any residences in the KSI project. There may be some shadow impact at the ground floor retail level.

The architecture of the building is described as modern, with a linear and rectangular theme. It provides a counterpoint to the overall architectural style of both the library and the other buildings in the Town Square project. The streetscape design is consistent with design previously approved by the Mayor and Council via Use Permit USE2003-00670 for the Town Square public improvements.

BOARDS AND COMMISSIONS REVIEW: The Planning Commission reviewed this application at their meeting on August 15 and recommended approval. Their recommendation is attached.

PREPARED BY:

Deane E. Mellander
Deane Mellander, Planner III

9/21/05
Date

APPROVED BY:

R. James Wasilak
R. James Wasilak, AICP, Chief of Planning

9.21.05
Date

APPROVED BY:

Arthur D. Chambers, Jr.
Arthur D. Chambers, AICP, Director

9.21.05
Date

APPROVED BY:

Scott Ullery
Scott Ullery, City Manager

9/21/05
Date

LIST OF ATTACHMENTS:

1. Proposed resolution for adoption.
2. Planning Commission recommendation.
3. PDP amendment staff report to the Planning Commission.
4. Proposed PDP plan.

Resolution No. _____

RESOLUTION:

To approve Preliminary
Development Plan
Amendment Application No.
PDP2003-0005B, Mayor and
Council of Rockville,
Applicant

WHEREAS, on August 6, 2003 the Planning Commission approved Preliminary Development Plan No. PDP2003-00005 for the development of the Town Square project under the optional method of development for the Town Center Planning Area. The approved Preliminary Development Plan ("PDP") approved 184,563 square feet of retail space, 102,522 square feet of public library space (including approximately 3,000 square feet of accessory retail), 25,900 square feet (which may be increased up to 38,900 square feet) for a Cultural Arts Facility building, and 777 multi-family residential dwelling units. The PDP approved a maximum building height of 75 feet (5 stories) for Blocks 1/2; 65 feet (3 stories) for Block 3A (the Cultural Arts Facility building and the public library); 75 feet (5 stories) for Block 3B; 120 feet (10 stories) for Block 4; and 75 feet (5 stories) for Block 5; and

WHEREAS, on March 11, 2004 the Planning Commission approved Preliminary Development Plan Amendment Application PDP2003-0005A which amended the 2003 approved PDP to allow up to 6 stories on Block 5 (with a limit of 75 feet), reduced the allowable building height on Block 4 to 75 feet (5 stories), and reduced the number of residential units from 777 to 660 units; and

WHEREAS, the Applicant proposes to expand the Cultural Arts Facility building to include 9,310 square feet of retail and a significant space for a Montgomery County –

sponsored incubator office program, which expanded space is 5 stories (73 feet) high and approximately 70,800 square feet in size; and

WHEREAS, the proposed expanded Cultural Arts Facility building exceeds the approved height of the building by approximately 10 feet, exceeds the approved square footage for the building by approximately 31,900 square feet, and, coupled with expanded retail proposed for Block 5, exceeds the permitted retail for the project by approximately 2,103 square feet; and

WHEREAS, the Mayor and Council of Rockville filed Preliminary Development Plan Application Amendment PDP2003-0005B, requesting a second amendment to the approved Preliminary Development Plan to allow 192,000 gross square feet of retail commercial and 25,200 gross square feet of office in the Town Square project; 62,000 gross square feet of space (including office but minus the retail) in the Cultural Arts Facility building; and increase the allowable height on Block 3A to 75 feet (5 stories); and

WHEREAS, pursuant to Section 25-682 of the Zoning and Planning Ordinance, the Planning Commission, at its meeting of July 27, 2005, reviewed the subject application and recommended approval of the application as set forth in a memorandum dated September 13, 2005 and

WHEREAS, pursuant to Section 25-682 of the Zoning and Planning Ordinance, the Planning Commission and the Mayor and Council held a joint worksession on September 19, 2005 to review the proposed application; and

WHEREAS, pursuant to Section 25-682 of the Zoning and Planning Ordinance, the Mayor and Council gave notice that a public hearing on said application would be

held by the Mayor and Council of Rockville in the Council Chambers at Rockville City Hall on September 19, 2005 at 7:00 p.m. or as soon thereafter as it may be heard, at which parties in interest and citizens would have an opportunity to be heard; and

WHEREAS, on September 19, 2005 the said application came on for hearing at the time and place indicated in said notice; and

WHEREAS, said matter having been fully considered by the Mayor and Council, including comments from the Planning Commission, the Mayor and Council having found and determined that approval of Preliminary Development Plan Amendment Application PDP2003-0005B is in substantial accordance with the Master Plan, is consistent with the intent and purpose of the Town Center Planning Area Optional Method of Development set forth in the Zoning and Planning Ordinance, and is compatible with adjacent existing and permitted uses and developments, as more specifically set forth below:

1. *The site must be a minimum of two acres.* The overall size of the Town Square project is 12.365 acres.

2. *The applicant must submit a traffic study in conformance with the "Standard Traffic Methodology" or its successor.* A traffic study was done in conjunction with the original approved Preliminary Development Plan. The additional trips that would be generated by the incubator office and additional retail space is substantially offset by the reduction in the number of dwelling units. Although the original PDP approved up to 777 dwelling units, only 648 units are allowed under existing use permit approvals, and an additional reduction of 4 dwelling units in Block 5 is being proposed in a Use Permit

Amendment Application. The resulting net increase of approximately 13 new trips is minimal and will have no significant traffic impact.

3. *Development is subject to an urban design review process.* The Town Square project with the proposed modifications generally complies with the Town Center Design Guidelines.

4. *Developments shall be so planned in relation to one another such that no building shall cast a shadow on an existing or approved residential structure between 10:00 a.m. and 2:00 p.m. on December 21.* The proposed Cultural Arts Facility building does not directly confront any existing or proposed building on the north side of Beall Avenue. The KSI project to the west has received PDP approval but no Use Permit approval. There is no indication that there will be any shadow impact from the proposed Cultural Arts Facility building on any residences in the KSI project.

5. *There must be a mix of uses, including residential, office and commercial.* The Town Square project with the proposed modifications provides a mix of residential, office, and commercial uses.

6. *Pedestrian ways must link the site with adjoining properties and the W.M.A.T.A. Rockville Metro station.* There will be no change in the sidewalks previously approved for the project which link the Town Square project with adjoining properties and the Metro station.

7. *Building heights may be allowed up to a maximum of 235 feet in the TC-4 Zone.* The proposed building height increases are well below the maximum allowed in the zone.

8. *Where the development includes the provision of easements for public streets or pedestrian ways, the area of the rights of way or easement may be used to calculate the FAR.* These areas are included in the F.A.R. calculations; and

WHEREAS, this matter having been fully considered by the Mayor and Council, the Mayor and Council having decided that the Preliminary Development Plan Amendment Application would promote the health, safety and general welfare of the Citizens of Rockville, the Mayor and Council further finding, pursuant to Section 25-683 of the Zoning and Planning Ordinance, based upon Preliminary Development Plan Amendment Application PDP2003-0005B, the Staff Report dated August 10, 2005, the Planning Commission Recommendation dated September 13, 2005, the public hearing of September 19, 2005, as well as the remaining matters contained in the record, as follows:

1. The Town Square project with the proposed modifications is in substantial accordance with the intent and purpose of Article XIII of the Zoning and Planning Ordinance as set forth in Section 25-671.

2. The Town Square project with the proposed modifications is in substantial accordance with the Plan.

3. The Town Square project with the proposed modifications is compatible with adjacent existing and permitted uses and developments.

4. The Town Square project with the proposed modifications does not violate any provision of the Zoning and Planning Ordinance or other applicable law.

5. The Town Square project with the proposed modifications does not violate or adversely affect the Plan.

6. The proposed modifications will not overburden existing public services, including but not limited to water, sanitary sewer, public roads, storm drainage and other public improvements. The Town Square project with the proposed modifications is served by adequate water and sewer service. There is minimal change in traffic generated by the proposed modifications to this project.

7. The proposed modifications will not affect adversely the health or safety of persons residing or working in the subdivision or neighborhood. There is no evidence that health or safety will be adversely affected. The previously approved structured parking is adequate to accommodate the Town Square project with the proposed modifications.

8. The proposed modifications will not be detrimental to the public welfare or injurious to property or improvements in the neighborhood. There will be no detrimental impact from the proposed modifications, and the addition of incubator office space will be an asset to the project and the City.

9. The proposed modifications will not be unsuitable for the type of development, the use contemplated and available public utilities and services. The proposed modifications are consistent with the recommendations of the Town Center Master Plan.

10. The proposed modifications will not unreasonably disturb existing topography, in order to minimize stormwater runoff and to conserve the vegetation cover and soil. The footprint of the Cultural Arts Facility building will remain substantially the same as originally approved. There will be no significant change to the topography of the site resulting from the proposed modifications.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL
OF ROCKVILLE, MARYLAND as follows:

1. Preliminary Development Plan Amendment Application PDP2003-0005B be
and the same is hereby approved.

2. The approved development for the Town Square project is as follows:

| Development Summary by Block | | | | | | |
|------------------------------|----------------|---------------------------|---------------|----------------|------------|-----------------|
| Block | Retail | Cultural Arts Facility | Office | Library | Residences | Building Height |
| 1/2 | 70,071 | | | 0 | 241 | 75' (5 stories) |
| 3A | 9,310 | 36,920 | 25,200 | 102,522 | 0 | 75' (5 stories) |
| 3B | 35,973 | 0 | 0 | 0 | 142 | 75' (5 stories) |
| 4 | 19,642 | 0 | 0 | 0 | 109 | 75' (5 stories) |
| 5 | 56,137 | 0 | 0 | 0 | 152 | 75' (6 stories) |
| TOTAL | 191,133 | 36,920 | 25,200 | 102,522 | 644 | |

3. All terms and conditions of PDP2003-00005 as approved on August 6, 2003 and
subsequently amended by PDP2003-0005A shall remain unchanged and in full force and
effect, except as specifically modified herein by PDP2003-0005B.

4. Applicant will submit for the approval of the Chief of Planning, 15 copies of the
Preliminary Development Plan, revised in accordance with this resolution.

I hereby certify that the foregoing is a true and correct copy
of a resolution adopted by the Mayor and Council at its
meeting of September 26, 2005.

Claire F. Funkhouser, CMC, City Clerk



City of Rockville

MEMORANDUM

September 13, 2005

TO: Mayor and Council

FROM: Planning Commission

SUBJECT: Planning Commission Recommendation on Preliminary Development Plan Amendment application PDP2003-0005B and Use Permit Application USE2005-00691, Rockville Town Square Cultural Arts Building.

The Planning Commission considered the proposed PDP amendment to the Rockville Town Square at its meeting on August 15, 2005. The proposed amendment would allow for an increase in the amount of ground-level retail and the size of the Cultural Arts Facility as compared to the initial approved PDP amendment of November, 2004. The Commission received comments from the planning staff and the public.

The Planning Commission notes that much of the proposed increase in floor area for the Cultural Arts facility is due to the County's desire to incorporate space for their incubator office program. The majority of the Commission supports the proposed amendment. Commissioner Ostell, while not objecting to the project in general, is concerned that the potential traffic impact of the enlarged building, and the parking requirements, have not been adequately addressed. These items should be further addressed at the public hearing.

Therefore, on a motion by Commissioner Johnson, seconded by Commissioner Hilton, and with Commissioners Britton and Weiner voting in favor, and with Commissioner Ostell voting against, and with two members absent, the Planning Commission recommends approval of the proposed Preliminary Development Plan amendment, and the related Use Permit for the Town Square Cultural Arts Facility,

cc: Planning Commission
Case File



City of Rockville

MEMORANDUM

August 10, 2005

TO: City of Rockville Planning Commission

FROM: Deane Mellander, Planner III *DM*

VIA: R. James Wasilak, AICP, Chief of Planning

SUBJECT: Preliminary Development Plan Amendment PDP2003-0005B; Rockville Town Square Block 3A, Cultural Arts Building; Mayor and Council of Rockville/Federal Realty Investment Trust, applicants.

BACKGROUND

On March 15, 2004 the Mayor and Council approved use permits for the Rockville Town Square project. At that same meeting, the Mayor and Council, with the affirmative recommendation of the Planning Commission, approved an amendment to Preliminary Development Plan PDP2003-00005. The amendment allowed up to 6 stories on Block 5, reduced the allowable building height on Block 4 to 75 feet, and reduced the number of residential units from 777 to 660 units.

The amended PDP allows the following:

| | |
|---------------------------|--|
| Retail Commercial: | 184,563 gross square feet |
| Multi-family residential: | 660 dwelling units (including MPDU's) |
| Public Library: | 102,522 gross square feet |
| Cultural Arts Facility: | 25,900 gross square feet (may be increased by 13,000 additional square feet) |
| Maximum building height: | 6 stories or 75 feet |

The applicants subsequently applied to amend the Use Permit for Block 5 to add 8 additional units above a portion of the building fronting along Maryland Avenue. This portion of the building is referred to as façade 5E. This use permit amendment was approved by the Mayor and Council on November 11, 2004. The applicants also have a pending use permit amendment to delete four residential apartments from Block 5 in order to permit the installation of a two-story health and fitness club (Gold's Gym).

ANALYSIS

As the development program for the Cultural Arts Building has proceeded over time, it has expanded to include a significant space for a County-sponsored incubator office program. As a consequence, the building size has increased substantially from what was anticipated at the time the PDP was approved. The proposed building is now 5 stories (73 feet) high, and contains approximately 70,800 square feet of space. This exceeds the area approved in the PDP by about 31,900 square feet. The Use Permit application proposes to allow 9,310 square feet of ground floor retail space in the building. This can be subtracted from the total since it will be counted in the overall retail space numbers. The pending Use Permit amendment for Block 5 would expand the retail space in that block by about 10,000 square feet. That, coupled with the retail proposed in the Cultural Arts Building, would exceed the retail permitted in the PDP by about 2,103 square feet.

The applicant is therefore requesting that the PDP be amended to allow the following development:

| | |
|---------------------------|---------------------------|
| Retail Commercial: | 192,000 gross square feet |
| Multi-family residential: | 660 dwelling units |
| Public Library: | 102,522 gross square feet |
| Cultural Arts Facility | 62,000 gross square feet |

The following table provides a summary of the proposed changes:

| Use | Amended PDP 2004 | Approved Use Permits | Block 5 Amend. | Cult. Arts Facility | Subtotal | Requested PDP Amend. |
|-------------------------------------|---------------------|-------------------------|-------------------|------------------------|--------------|-------------------------|
| Retail | 184,563 s.f. | 171,823 s.f. | 10,000 s.f. | 9,310 s.f. | 191,133 s.f. | 192,000 s.f. |
| Office | - | - | - | 25,200 s.f. | 25,200 s.f. | - |
| Cult. Arts | 38,900 s.f. | - | - | 36,290 s.f. | 36,290 s.f. | |
| Cult. Arts Total minus Retail | | | | 61,490 s.f. | | 62,000 s.f. |
| Library | 102,522 s.f. | 102,522 | - | - | 102,522 s.f. | 102,522 s.f. |
| Residential | 660 | 648 | 644 | - | | 660 |

The numbers for the retail and cultural arts items have been rounded up slightly to even amounts. This will allow a small degree of flexibility as the final tenant layout designs are completed. Also note that the floor area for the library includes approximately 3,000 square feet of accessory retail, as approved in the Use Permit for the library. Also, even though the number of residential

units actually approved is less than the 660 approved, no amendment is requested for the residential component at this time.

The building will sit on the site already set aside for it in the previously approved Public Improvements Use Permit (USE2003-00670). Thus, the streetscaping and related items are covered under that approval. No changes are proposed for the streetscape or plaza area by this application. At 5 stories and 73 feet in height, the building complies with the limits set forth in the amended PDP.

Under Sec. 25-693(2), the number of parking spaces required may be determined by one of two methods. Subsection a provides a chart to calculate the spaces required based on time of day. Subsection b allows "Approval of an integrated parking demand program for a mixed-use development on City-owned land or land purchased by the applicant from the City within the Town Center Performance District, or for development within a designated Parking District."

The Town Square project has been designated a Parking District. Walker Parking Consultants has been retained by the City to develop a parking demand analysis for this project. Their analysis, including the new Cultural Arts building, shows a peak weekday demand of 1,822 spaces. This includes 966 spaces reserved for the condo residents. The result is a peak public demand for 856 spaces. The project is providing a total of 1,955 spaces, of which 977 are public. Thus, under this analysis, there is a potential reservoir of 121 spaces in the peak weekday afternoon. For the weekend peak, the demand is 757 spaces, leaving a reservoir of 220 spaces.

| Development Summary by Block for PDP Amendment | | | | | | |
|--|----------------|------------------------|----------------|------------|---------------------------|------------|
| Block | Retail | Cultural Arts Facility | Library | Residences | Off-Street Parking Spaces | |
| | | | | | Residential | Public |
| 1/2 | 70,071 | 0 | 0 | 241 | 324 | 225 |
| 3A | 9,310 | 62,000 | 102,522 | 0 | 0 | 0 |
| 3B | 35,973 | 0 | 0 | 142 | 256 | 0 |
| 4 | 19,642 | 0 | 0 | 109 | 244 | 630 |
| 5 | 56,137 | 0 | 0 | 152 | 154 | 122 |
| TOTAL | 191,133 | 62,000 | 102,522 | 644 | 978 | 977 |

Note: An additional 43 street parking spaces are also being provided

The staff did an analysis of the parking demand using the traditional calculations with the chart in subsection a of Sec. 25-693(2). Under this calculation, the staff determined that the project was short 41 spaces using the 40% nonresidential reduction allowed under the code, or 2% over the allowed reduction.

It is the opinion of the staff that the Parking Demand calculations for the parking district should be utilized as allowed under the Code for an integrated parking demand program. Under the traditional method the project is very close to meeting the requirements. With the 121 extra spaces in the afternoon peak, and 220 spaces in the weekend peak as shown in the Walker study, plus the added 43 street spaces, staff finds that there should be adequate parking to accommodate the new Cultural Arts building.

RECOMMENDATION

The Planning Commission provides a recommendation to the Mayor and Council on the proposed PDP amendment. The staff recommends that the proposed PDP amendment be approved as described above. Approval is subject to the following conditions:

- A. Submission, for the approval of the Chief of Planning, of 11 copies of the revised Preliminary Development Plan.
- B. All other conditions of approval of PDP2003-0005A remain in effect as they relate to this site.

/dem

Attachments:

- 1. Proposed Preliminary Development Plan
- 2. Walker Parking Consultants Peak Parking Demand Tables

Rockville Town Center - Peak Parking Demand Summary

June (Saturday 8 p.m. Peak)



WALKER
PARKING CONSULTANTS

| Land use | Units | Base Ratio | Local Adjustment | Non-captive Adjustment | Driving Ratio | Monthly Factor | Hourly Factor | Peak Shared Demand |
|--------------------------------|-----------|------------|------------------|------------------------|---------------|----------------|---------------|--------------------|
| Retail | | | | | | | | |
| Customers | 44,339 sf | x 3.20 | x 1.00 | x 0.75 | x 0.95 | x 1.05 | x 0.44 | = 47 |
| Employees | 44,339 sf | x 0.80 | x 1.00 | x 1.00 | x 0.85 | x 1.05 | x 1.00 | = 32 |
| Drug Store | | | | | | | | |
| Customers | 13,808 sf | x 3.40 | x 1.00 | x 1.00 | x 0.40 | x 0.85 | x 0.47 | = 8 |
| Employees | 13,808 sf | x 0.60 | x 1.00 | x 1.00 | x 0.75 | x 0.85 | x 1.00 | = 6 |
| Quality Restaurant | | | | | | | | |
| Customers | 12,354 sf | x 13.30 | x 1.00 | x 0.75 | x 0.97 | x 1.00 | x 1.00 | = 120 |
| Employees | 12,354 sf | x 6.70 | x 1.00 | x 1.00 | x 0.95 | x 1.00 | x 1.00 | = 79 |
| Local/Ethnic Restaurant | | | | | | | | |
| Customers | 57,010 sf | x 5.00 | x 1.00 | x 0.75 | x 0.95 | x 1.00 | x 1.00 | = 203 |
| Employees | 57,010 sf | x 2.00 | x 1.00 | x 1.00 | x 0.85 | x 1.00 | x 1.00 | = 97 |
| Fast Food | | | | | | | | |
| Customers | 7,482 sf | x 10.60 | x 1.00 | x 0.20 | x 0.95 | x 1.00 | x 1.00 | = 15 |
| Employees | 7,482 sf | x 3.50 | x 1.00 | x 1.00 | x 0.50 | x 1.00 | x 1.00 | = 13 |
| Library | | | | | | | | |
| Customers | 63,700 sf | x 0.62 | x 1.00 | x 1.00 | x 0.95 | x 1.00 | x 0.87 | = 33 |
| Employees | 63,700 sf | x 0.47 | x 1.00 | x 1.00 | x 0.95 | x 1.00 | x 0.20 | = 6 |
| Office | | | | | | | | |
| Customers | 57,415 sf | x 0.02 | x 1.00 | x 1.00 | x 0.95 | x 1.00 | x 0.20 | = 0 |
| Employees | 57,415 sf | x 0.46 | x 1.00 | x 1.00 | x 0.95 | x 1.00 | x 0.20 | = 5 |
| Cultural Arts | | | | | | | | |
| Customers | 23,100 sf | x 0.62 | x 1.00 | x 1.00 | x 0.95 | x 1.00 | x 0.87 | = 12 |
| Employees | 23,100 sf | x 0.47 | x 1.00 | x 1.00 | x 0.95 | x 1.00 | x 0.20 | = 2 |
| Health Club | | | | | | | | |
| Customers | 21,000 sf | x 4.15 | x 1.00 | x 1.00 | x 0.95 | x 0.65 | x 0.15 | = 8 |
| Employees | 21,000 sf | x 0.25 | x 1.00 | x 1.00 | x 0.95 | x 1.00 | x 0.50 | = 2 |
| Grocery Store | | | | | | | | |
| Customers | 30,572 sf | x 2.50 | x 1.00 | x 0.95 | x 0.95 | x 1.00 | x 1.00 | = 69 |
| Residential | | | | | | | | |
| Condominium | 644 units | x 1.50 | x 1.00 | x 1.00 | x 1.00 | x 1.00 | x 1.00 | = 966 |
| Apartment | 0 units | x 1.30 | x 1.00 | x 1.00 | x 1.00 | x 1.00 | x 1.00 | = 0 |
| Total | | | | | | | | 1,723 |

Note: Does not include existing parking demand on site
Prepared by Walker Parking Consultants on July 18, 2005



Rockville Town Center - Peak Parking Demand Summary **June (Weekday 1 p.m. Peak)**

| Land use | Units | Base Ratio | Local Adjustment | Non-captive Adjustment | Driving Ratio | Monthly Factor | Hourly Factor | Peak Shared Demand |
|-------------------------|-----------|------------|------------------|------------------------|---------------|----------------|---------------|--------------------|
| Retail | | | | | | | | |
| Customers | 44,339 sf | x 3.20 | x 1.00 | x 0.50 | x 0.95 | x 1.05 | x 1.00 | = 71 |
| Employees | 44,339 sf | x 0.80 | x 1.00 | x 1.00 | x 0.85 | x 1.05 | x 1.00 | = 32 |
| Drug Store | | | | | | | | |
| Customers | 13,808 sf | x 2.75 | x 1.00 | x 1.00 | x 0.40 | x 0.85 | x 1.00 | = 13 |
| Employees | 13,808 sf | x 0.50 | x 1.00 | x 1.00 | x 0.75 | x 0.85 | x 1.00 | = 5 |
| Quality Restaurant | | | | | | | | |
| Customers | 12,354 sf | x 9.30 | x 1.00 | x 0.50 | x 0.97 | x 1.00 | x 0.60 | = 33 |
| Employees | 12,354 sf | x 4.70 | x 1.00 | x 1.00 | x 0.95 | x 1.00 | x 0.90 | = 50 |
| Local/Ethnic Restaurant | | | | | | | | |
| Customers | 57,010 sf | x 6.10 | x 1.00 | x 0.50 | x 0.95 | x 1.00 | x 1.00 | = 165 |
| Employees | 57,010 sf | x 3.00 | x 1.00 | x 1.00 | x 0.85 | x 1.00 | x 0.90 | = 131 |
| Fast Food | | | | | | | | |
| Customers | 7,482 sf | x 8.80 | x 1.00 | x 0.20 | x 0.95 | x 1.00 | x 0.60 | = 8 |
| Employees | 7,482 sf | x 2.90 | x 1.00 | x 1.00 | x 0.50 | x 1.00 | x 1.00 | = 11 |
| Library | | | | | | | | |
| Customers | 63,700 sf | x 0.62 | x 1.00 | x 1.00 | x 0.95 | x 1.00 | x 0.90 | = 34 |
| Employees | 63,700 sf | x 0.47 | x 1.00 | x 1.00 | x 0.95 | x 1.00 | x 1.00 | = 28 |
| Office | | | | | | | | |
| Customers | 57,415 sf | x 0.15 | x 1.00 | x 1.00 | x 0.95 | x 1.00 | x 0.90 | = 8 |
| Employees | 57,415 sf | x 2.85 | x 1.00 | x 1.00 | x 0.95 | x 1.00 | x 0.90 | = 140 |
| Cultural Arts | | | | | | | | |
| Customers | 23,100 sf | x 0.62 | x 1.00 | x 1.00 | x 0.95 | x 1.00 | x 0.90 | = 12 |
| Employees | 23,100 sf | x 0.47 | x 1.00 | x 1.00 | x 0.95 | x 1.00 | x 1.00 | = 10 |
| Health Club | | | | | | | | |
| Customers | 21,000 sf | x 4.15 | x 1.00 | x 1.00 | x 0.95 | x 0.65 | x 0.65 | = 35 |
| Employees | 21,000 sf | x 0.25 | x 1.00 | x 1.00 | x 0.95 | x 1.00 | x 0.90 | = 4 |
| Grocery Store | | | | | | | | |
| Customers | 30,572 sf | x 2.50 | x 1.00 | x 0.95 | x 0.95 | x 1.00 | x 0.95 | = 66 |
| Residential | | | | | | | | |
| Condominium | 644 units | x 1.50 | x 1.00 | x 1.00 | x 1.00 | x 1.00 | x 1.00 | = 966 |
| Apartment | 0 units | x 1.30 | x 1.00 | x 1.00 | x 1.00 | x 1.00 | x 1.00 | = 0 |
| Total | | | | | | | | 1,822 |

Note: Does not include existing parking demand on site
Prepared by Walker Parking Consultants on July 18, 2005

Attachment 4

SUBJECT PROPERTY:
LOT AREA:
ZONING CLASSIFICATION:
PROPOSED USE:

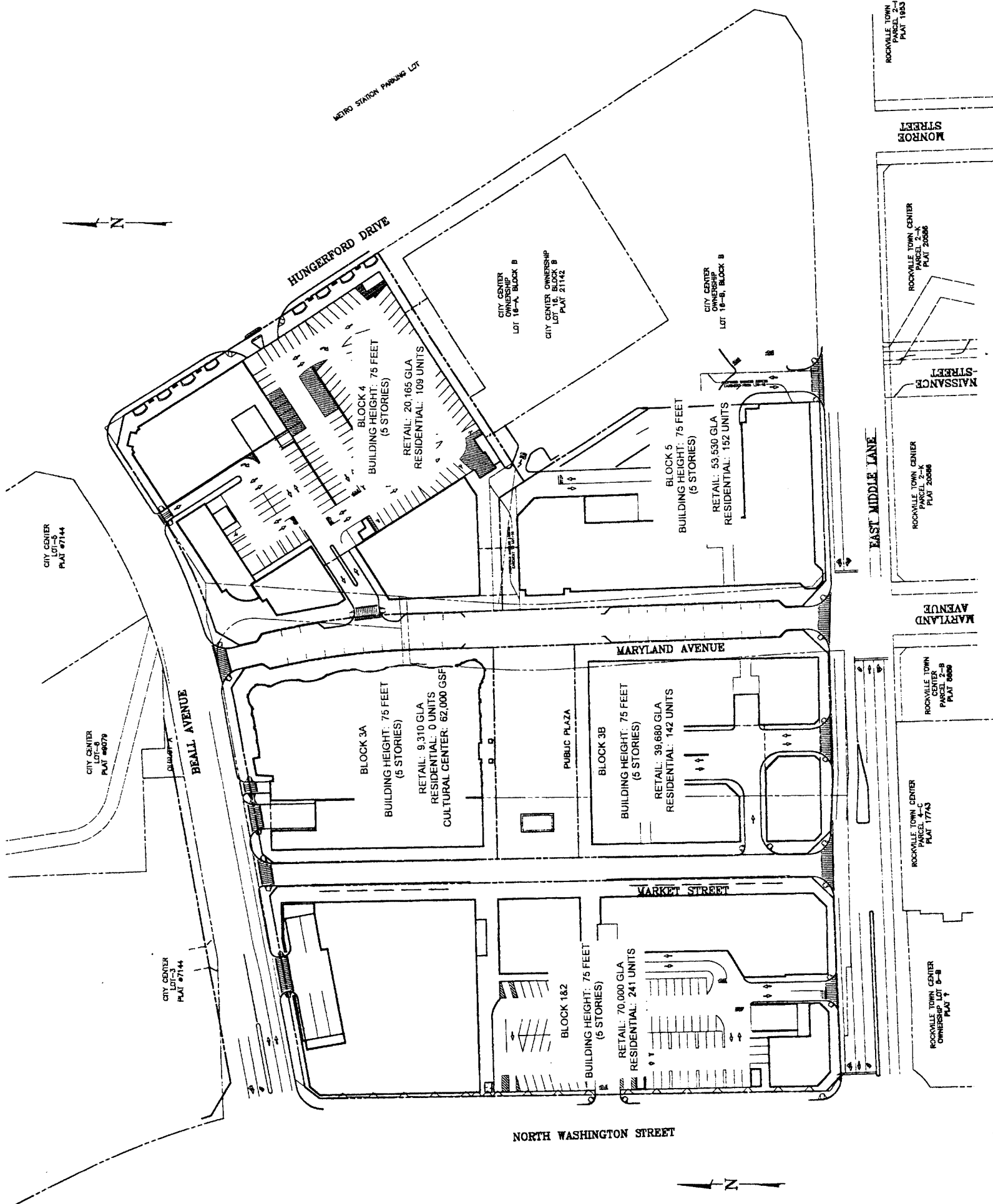
1. Proposed improvements to E. Middle Lane at N. Weahtington and Basil St., N. Washington St. will require signalization modifications.
2. Proposed improvements at Maryland Avenue and Basil Avenue to include roundabout and roundabout with signalization for future signalization.
3. Proposed improvements for Maryland Avenue to include signalization.
4. Traffic signalization to be provided at the intersection of E. Middle Lane, Maryland Avenue and Basil Avenue.
5. Public art display to be coordinated with staff at time of Euse Parnell.

Amendment requests the following:;

- Increase the allowable retail from 184,563 square feet to 192,000 square feet.
- Increase the allowable size of the Cultural Arts Facility from 38,900 gross square feet to 62,000 gross square feet, plus 9,310 square feet of ground floor retail.
- Increase the building height allowed on Block 3A from 3 stories and 65 feet to 5 stories and 75 feet.

| Development Summary by Block for PDP Amendment – August, 2005 | | | | | | |
|---|----------------|------------------------|----------------|------------|---------------------------|------------|
| Block | Retail | Cultural Arts Facility | Library | Residences | Off-Street Parking Spaces | |
| | | | | | Residential | Public |
| 1/2 | 70,071 | 0 | 0 | 241 | 324 | 225 |
| 3A | 9,310 | 62,000 | 102,522 | 0 | 0 | 0 |
| 3B | 35,973 | 0 | 0 | 142 | 266 | 0 |
| 4 | 19,642 | 0 | 0 | 109 | 244 | 830 |
| 5 | 56,137 | 0 | 0 | 152 | 154 | 122 |
| TOTAL | 191,133 | 62,000 | 102,522 | 644 | 978 | 977 |

Note: An additional 43 street parking spaces are also being provided




| Back-Ville Town Center - Peak Parking Demand Summary | | | | | | | | | | | | WALKERS | | | | | | | | | | | |
|--|----------|-----------|--------|----------|--------|--------|---------|--------|---------|--------|--------|---------------------------|----------|-----------|--------|----------|--------|--------|---------|--------|--------|--|--|
| Date (Monday 6 pm - Peak) | | | | | | | | | | | | Date (Monday 6 pm - Peak) | | | | | | | | | | | |
| Land Use | Units | Base Rate | Volume | Adjusted | Divide | Factor | Monthly | Factor | Monthly | Factor | Factor | Land Use | Units | Base Rate | Volume | Adjusted | Divide | Factor | Monthly | Factor | Factor | | |
| Residential | 44,339 d | 3.10 | 1,350 | 1,000 | 0.74 | 0.61 | 1,000 | 0.61 | 1,000 | 0.61 | 1,000 | Residential | 44,339 d | 3.10 | 1,350 | 1,000 | 0.74 | 0.61 | 1,000 | 0.61 | 1,000 | | |
| Commercial | 44,339 d | 0.80 | 1,000 | 1,000 | 1.00 | 0.83 | 1,000 | 0.83 | 1,000 | 0.83 | 1,000 | Commercial | 44,339 d | 0.80 | 1,000 | 1,000 | 1.00 | 0.83 | 1,000 | 0.83 | 1,000 | | |
| Office | 12,808 d | 3.40 | 1,000 | 1,000 | 0.40 | 0.83 | 0.47 | 0.83 | 0.47 | 0.83 | 1,000 | Office | 12,808 d | 3.40 | 1,000 | 1,000 | 0.40 | 0.83 | 0.47 | 0.83 | 1,000 | | |
| Hotel | 13,906 d | 0.40 | 1,000 | 1,000 | 0.75 | 0.83 | 1,000 | 0.83 | 1,000 | 0.83 | 1,000 | Hotel | 13,906 d | 0.40 | 1,000 | 1,000 | 0.75 | 0.83 | 1,000 | 0.83 | 1,000 | | |
| Restaurant | 12,344 d | 11.30 | 1,000 | 0.75 | 0.97 | 1,000 | 0.40 | 1,000 | 0.40 | 1,000 | 0.40 | Restaurant | 12,344 d | 11.30 | 1,000 | 0.75 | 0.97 | 1,000 | 0.40 | 1,000 | 0.40 | | |
| Entertainment | 12,344 d | 6.70 | 1,000 | 1,000 | 0.94 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | Entertainment | 12,344 d | 6.70 | 1,000 | 1,000 | 0.94 | 1,000 | 1,000 | 1,000 | 1,000 | | |
| Community | 57,010 d | 3.00 | 1,000 | 0.93 | 0.93 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | Community | 57,010 d | 3.00 | 1,000 | 0.93 | 0.93 | 1,000 | 1,000 | 1,000 | 1,000 | | |
| Government | 57,010 d | 3.00 | 1,000 | 1,000 | 1.00 | 0.94 | 1,000 | 0.94 | 1,000 | 0.94 | 1,000 | Government | 57,010 d | 3.00 | 1,000 | 1,000 | 1.00 | 0.94 | 1,000 | 0.94 | 1,000 | | |
| Religious | 7,442 d | 15.00 | 1,000 | 1,000 | 0.50 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | Religious | 7,442 d | 15.00 | 1,000 | 1,000 | 0.50 | 1,000 | 1,000 | 1,000 | 1,000 | | |
| Public | 42,700 d | 0.60 | 1,000 | 1,000 | 0.93 | 1,000 | 0.87 | 1,000 | 0.87 | 1,000 | 0.87 | Public | 42,700 d | 0.60 | 1,000 | 1,000 | 0.93 | 1,000 | 0.87 | 1,000 | 0.87 | | |
| Library | 42,700 d | 0.60 | 1,000 | 1,000 | 0.93 | 1,000 | 0.87 | 1,000 | 0.87 | 1,000 | 0.87 | Library | 42,700 d | 0.60 | 1,000 | 1,000 | 0.93 | 1,000 | 0.87 | 1,000 | 0.87 | | |
| College | 57,413 d | 0.02 | 1,000 | 1,000 | 0.93 | 1,000 | 0.30 | 1,000 | 0.30 | 1,000 | 0.30 | College | 57,413 d | 0.02 | 1,000 | 1,000 | 0.93 | 1,000 | 0.30 | 1,000 | 0.30 | | |
| Health | 57,413 d | 0.40 | 1,000 | 1,000 | 1.00 | 0.93 | 1,000 | 0.30 | 1,000 | 0.30 | 1,000 | Health | 57,413 d | 0.40 | 1,000 | 1,000 | 1.00 | 0.93 | 1,000 | 0.30 | 1,000 | | |
| Employment | 32,100 d | 0.60 | 1,000 | 1,000 | 0.93 | 1,000 | 0.87 | 1,000 | 0.87 | 1,000 | 0.87 | Employment | 32,100 d | 0.60 | 1,000 | 1,000 | 0.93 | 1,000 | 0.87 | 1,000 | 0.87 | | |
| Shopping | 21,000 d | 0.60 | 1,000 | 1,000 | 0.93 | 1,000 | 0.87 | 1,000 | 0.87 | 1,000 | 0.87 | Shopping | 21,000 d | 0.60 | 1,000 | 1,000 | 0.93 | 1,000 | 0.87 | 1,000 | 0.87 | | |
| Education | 21,000 d | 0.60 | 1,000 | 1,000 | 0.93 | 1,000 | 0.87 | 1,000 | 0.87 | 1,000 | 0.87 | Education | 21,000 d | 0.60 | 1,000 | 1,000 | 0.93 | 1,000 | 0.87 | 1,000 | 0.87 | | |
| Government | 21,000 d | 0.60 | 1,000 | 1,000 | 0.93 | 1,000 | 0.87 | 1,000 | 0.87 | 1,000 | 0.87 | Government | 21,000 d | 0.60 | 1,000 | 1,000 | 0.93 | 1,000 | 0.87 | 1,000 | 0.87 | | |
| Community | 21,000 d | 0.60 | 1,000 | 1,000 | 0.93 | 1,000 | 0.87 | 1,000 | 0.87 | 1,000 | 0.87 | Community | 21,000 d | 0.60 | 1,000 | 1,000 | 0.93 | 1,000 | 0.87 | 1,000 | 0.87 | | |
| Religious | 21,000 d | 0.60 | 1,000 | 1,000 | 0.93 | 1,000 | 0.87 | 1,000 | 0.87 | 1,000 | 0.87 | Religious | 21,000 d | 0.60 | 1,000 | 1,000 | 0.93 | 1,000 | 0.87 | 1,000 | 0.87 | | |
| Public | 21,000 d | 0.60 | 1,000 | 1,000 | 0.93 | 1,000 | 0.87 | 1,000 | 0.87 | 1,000 | 0.87 | Public | 21,000 d | 0.60 | 1,000 | 1,000 | 0.93 | 1,000 | 0.87 | 1,000 | 0.87 | | |
| Library | 21,000 d | 0.60 | 1,000 | 1,000 | 0.93 | 1,000 | 0.87 | 1,000 | 0.87 | 1,000 | 0.87 | Library | 21,000 d | 0.60 | 1,000 | 1,000 | 0.93 | 1,000 | 0.87 | 1,000 | 0.87 | | |
| College | 21,000 d | 0.60 | 1,000 | 1,000 | 0.93 | 1,000 | 0.87 | 1,000 | 0.87 | 1,000 | 0.87 | College | 21,000 d | 0.60 | 1,000 | 1,000 | 0.93 | 1,000 | 0.87 | 1,000 | 0.87 | | |
| Health | 21,000 d | 0.60 | 1,000 | 1,000 | 0.93 | 1,000 | 0.87 | 1,000 | 0.87 | 1,000 | 0.87 | Health | 21,000 d | 0.60 | 1,000 | 1,000 | 0.93 | 1,000 | 0.87 | 1,000 | 0.87 | | |
| Employment | 21,000 d | 0.60 | 1,000 | 1,000 | 0.93 | 1,000 | 0.87 | 1,000 | 0.87 | 1,000 | 0.87 | Employment | 21,000 d | 0.60 | 1,000 | 1,000 | 0.93 | 1,000 | 0.87 | 1,000 | 0.87 | | |
| Shopping | 21,000 d | 0.60 | 1,000 | 1,000 | 0.93 | 1,000 | 0.87 | 1,000 | 0.87 | 1,000 | 0.87 | Shopping | 21,000 d | 0.60 | 1,000 | 1,000 | 0.93 | 1,000 | 0.87 | 1,000 | 0.87 | | |
| Education | 21,000 d | 0.60 | 1,000 | 1,000 | 0.93 | 1,000 | 0.87 | 1,000 | 0.87 | 1,000 | 0.87 | Education | 21,000 d | 0.60 | 1,000 | 1,000 | 0.93 | 1,000 | 0.87 | 1,000 | 0.87 | | |
| Government | 21,000 d | 0.60 | 1,000 | 1,000 | 0.93 | 1,000 | 0.87 | 1,000 | 0.87 | 1,000 | 0.87 | Government | 21,000 d | 0.60 | 1,000 | 1,000 | 0.93 | 1,000 | 0.87 | 1,000 | 0.87 | | |
| Community | 21,000 d | 0.60 | 1,000 | 1,000 | 0.93 | 1,000 | 0.87 | 1,000 | 0.87 | 1,000 | 0.87 | Community | 21,000 d | 0.60 | 1,000 | 1,000 | 0.93 | 1,000 | 0.87 | 1,000 | 0.87 | | |
| Religious | 21,000 d | 0.60 | 1,000 | 1,000 | 0.93 | 1,000 | 0.87 | 1,000 | 0.87 | 1,000 | 0.87 | Religious | 21,000 d | 0.60 | 1,000 | 1,000 | 0.93 | 1,000 | 0.87 | 1,000 | 0.87 | | |
| Public | 21,000 d | 0.60 | 1,000 | 1,000 | 0.93 | 1,000 | 0.87 | 1,000 | 0.87 | 1,000 | 0.87 | Public | 21,000 d | 0.60 | 1,000 | 1,000 | 0.93 | 1,000 | 0.87 | 1,000 | 0.87 | | |
| Library | 21,000 d | 0.60 | 1,000 | 1,000 | 0.93 | 1,000 | 0.87 | 1,000 | 0.87 | 1,000 | 0.87 | Library | 21,000 d | 0.60 | 1,000 | 1,000 | 0.93 | 1,000 | 0.87 | 1,000 | 0.87 | | |
| College | 21,000 d | 0.60 | 1,000 | 1,000 | 0.93 | 1,000 | 0.87 | 1,000 | 0.87 | 1,000 | 0.87 | College | 21,000 d | 0.60 | 1,000 | 1,000 | 0.93 | 1,000 | 0.87 | 1,000 | 0.87 | | |
| Health | 21,000 d | 0.60 | 1,000 | 1,000 | 0.93 | 1,000 | 0.87 | 1,000 | 0.87 | 1,000 | 0.87 | Health | 21,000 d | 0.60 | 1,000 | 1,000 | 0.93 | 1,000 | 0.87 | 1,000 | 0.87 | | |
| Employment | 21,000 d | 0.60 | 1,000 | 1,000 | 0.93 | 1,000 | 0.87 | 1,000 | 0.87 | 1,000 | 0.87 | Employment | 21,000 d | 0.60 | 1,000 | 1,000 | 0.93 | 1,000 | 0.87 | 1,000 | 0.87 | | |
| Shopping | 21,000 d | 0.60 | 1,000 | 1,000 | 0.93 | 1,000 | 0.87 | 1,000 | 0.87 | 1,000 | 0.87 | Shopping | 21,000 d | 0.60 | 1,000 | 1,000 | 0.93 | 1,000 | 0.87 | 1,000 | 0.87 | | |
| Education | 21,000 d | 0.60 | 1,000 | 1,000 | 0.93 | 1,000 | 0.87 | 1,000 | 0.87 | 1,000 | 0.87 | Education | 21,000 d | 0.60 | 1,000 | 1,000 | 0.93 | 1,000 | 0.87 | 1,000 | 0.87 | | |
| Government | 21,000 d | 0.60 | 1,000 | 1,000 | 0.93 | 1,000 | 0.87 | 1,000 | 0.87 | 1,000 | 0.87 | Government | 21,000 d | 0.60 | 1,000 | 1,000 | 0.93 | 1,000 | 0.87 | 1,000 | 0.87 | | |
| Community | 21,000 d | 0.60 | 1,000 | 1,000 | 0.93 | 1,000 | 0.87 | 1,000 | 0.87 | 1,000 | 0.87 | Community | 21,000 d | 0.60 | 1,000 | 1,000 | 0.93 | 1,000 | 0.87 | 1,000 | 0.87 | | |
| Religious | 21,000 d | 0.60 | 1,000 | 1,000 | 0.93 | 1,000 | 0.87 | 1,000 | 0.87 | 1,000 | 0.87 | Religious | 21,000 d | 0.60 | 1,000 | 1,000 | 0.93 | 1,000 | 0.87 | 1,000 | 0.87 | | |
| Public | 21,000 d | 0.60 | 1,000 | 1,000 | 0.93 | 1,000 | 0.87 | 1,000 | 0.87 | 1,000 | 0.87 | Public | 21,000 d | 0.60 | 1,000 | 1,000 | 0.93 | 1,000 | 0.87 | 1,000 | 0.87 | | |
| Library | 21,000 d | 0.60 | 1,000 | 1,000 | 0.93 | 1,000 | 0.87 | 1,000 | 0.87 | 1,000 | 0.87 | Library | 21,000 d | 0.60 | 1,000 | 1,000 | 0.93 | 1,000 | 0.87 | 1,000 | 0.87 | | |
| College | 21,000 d | 0.60 | 1,000 | 1,000 | 0.93 | 1,000 | 0.87 | 1,000 | 0.87 | 1,000 | 0.87 | College | 21,000 d | 0.60 | 1,000 | 1,000 | 0.93 | 1,000 | 0.87 | 1,000 | 0.87 | | |
| Health | 21,000 d | 0.60 | 1,000 | 1,000 | 0.93 | 1,000 | 0.87 | 1,000 | 0.87 | 1,000 | 0.87 | Health | 21,000 d | 0.60 | 1,000 | 1,000 | 0.93 | 1,000 | 0.87 | 1,000 | 0.87 | | |
| Employment | 21,000 d | 0.60 | 1,000 | 1,000 | 0.93 | 1,000 | 0.87 | 1,000 | 0.87 | 1,000 | 0.87 | Employment | 21,000 d | 0.60 | 1,000 | 1,000 | 0.93 | 1,000 | 0.87 | 1,000 | 0.87 | | |
| Shopping | 21,000 d | 0.60 | 1,000 | 1,000 | 0.93 | 1,000 | 0.87 | 1,000 | 0.87 | 1,000 | 0.87 | Shopping | 21,000 d | 0.60 | 1,000 | 1,000 | 0.93 | 1,000 | 0.87 | 1,000 | 0.87 | | |
| Education | 21,000 d | 0.60 | 1,000 | 1,000 | 0.93 | 1,000 | 0.87 | 1,000 | 0.87 | 1,000 | 0.87 | Education | 21,000 d | 0.60 | 1,000 | 1,000 | 0.93 | 1,000 | 0.87 | 1,000 | 0.87 | | |
| Government | 21,000 d | 0.60 | 1,000 | 1,000 | 0.93 | 1,000 | 0.87 | 1,000 | 0.87 | 1,000 | 0.87 | Government | 21,000 d | 0.60 | 1,000 | 1,000 | 0.93 | 1,000 | 0.87 | 1,000 | 0.87 | | |
| Community | 21,000 d | 0.60 | 1,000 | 1,000 | 0.93 | 1,000 | 0.87 | 1,000 | 0.87 | 1,000 | 0.87 | Community | 21,000 d | 0.60 | 1,000 | 1,000 | 0.93 | 1,000 | 0.87 | 1,000 | 0.87 | | |
| Religious | 21,000 d | 0.60 | 1,000 | 1,000 | 0.93 | 1,000 | 0.87 | 1,000 | 0.87 | 1,000 | 0.87 | Religious | 21,000 d | 0.60 | 1,000 | 1,000 | 0.93 | 1,000 | 0.87 | 1,000 | 0.87 | | |
| Public | 21,000 d | 0.60 | 1,000 | 1,000 | 0.93 | 1,000 | 0.87 | 1,000 | 0.87 | 1,000 | 0.87 | Public | 21,000 d | 0.60 | 1,000 | 1,000 | 0.93 | 1,000 | 0.87 | 1,000 | 0.87 | | |
| Library | 21,000 d | 0.60 | 1,000 | 1,000 | 0.93 | 1,000 | 0.87 | 1,000 | 0.87 | 1,000 | 0.87 | Library | 21,000 d | 0.60 | 1,000 | 1,000 | 0.93 | 1,000 | 0.87 | 1,000 | 0.87 | | |
| College | 21,000 d | 0.60 | 1,000 | 1,000 | 0.93 | 1,000 | 0.87 | 1,000 | 0.87 | 1,000 | 0.87 | College | 21,000 d | 0.60 | 1,000 | 1,000 | 0.93 | 1,000 | 0.87 | 1,000 | 0.87 | | |
| Health | 21,000 d | 0.60 | 1,000 | 1,000 | 0.93 | 1,000 | 0.87 | 1,000 | 0.87 | 1,000 | 0.87 | Health | 21,000 d | 0.60 | 1,000 | 1,000 | 0.93 | 1,000 | 0.87 | 1,000 | 0.87 | | |
| Employment | 21,000 d | 0.60 | 1,000 | 1,000 | 0.93 | 1,000 | 0.87 | 1,000 | 0.87 | 1,000 | 0.87 | Employment | 21,000 d | 0.60 | 1,000 | 1,000 | 0.93 | 1,000 | 0.87 | 1,000 | 0.87 | | |
| Shopping | 21,000 d | 0.60 | 1,000 | 1,000 | 0.93 | 1,000 | 0.87 | 1,000 | 0.87 | 1,000 | 0.87 | Shopping | 21,000 d | 0.60 | 1,000 | 1,000 | 0.93 | 1,000 | 0.87 | 1,000 | 0.87 | | |
| Education | 21,000 d | 0.60 | 1,000 | 1,000 | 0.93 | 1,000 | 0.87 | 1,000 | 0.87 | 1,000 | 0.87 | Education | 21,000 d | 0.60 | 1,000 | 1,000 | 0.93 | 1,000 | 0.87 | 1,000 | 0.87 | | |
| Government | 21,000 d | 0.60 | 1,000 | 1,000 | 0.93 | 1,000 | 0.87 | 1,000 | 0.87 | 1,000 | 0.87 | Government | 21,000 d | 0.60 | 1,000 | 1,000 | 0.93 | 1,000 | 0.87 | 1,000 | 0.87 | | |
| Community | 21,000 d | 0.60 | 1,000 | 1,000 | 0.93 | 1,000 | 0.87 | 1,000 | 0.87 | 1,000 | | | | | | | | | | | | | |

ROCKVILLE TOWN SQUARE

4TH ELECTION DISTRICT -- MONTGOMERY COUNTY -- MARYLAND





MHG

Macris, Hendricks & Glascock, P.A.

Engineers • Planners
Landscape Architects • Surveyors

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